

WEST TISBURY SPACE NEEDS COMMITTEE

EXECUTIVE SUMMARY

The West Tisbury Space Needs Committee was asked to research and prioritize recommendations of the specific space needs of Town departments and develop a comprehensive 10 year Town Space Planning Program for voter approval. The committee creatively looked at using, renovating, adding onto, or leasing existing available buildings and property within the Town.

We urge voters to read this report and approve the proposed warrant article to continue our work and obtain funding for professional planning cost estimates. In December and January we will hold public hearings to thoroughly review the options with voters—before asking for any voter decisions. At the Spring 2007 Annual Town Meeting we will present these cost estimates for the larger options outlined in this report to help voters choose or reject the various options.

The timing of each project will be based upon the town department's urgency for space and the impact of its projected cost on our taxes. Our goal is to make a recommendation that satisfies the town's space needs while avoiding significant "spikes" in annual debt service payments and real estate taxes. Adding projects and debt as the town retires existing debt will do this.

We have:

- Met with all departments in the town and asked about their current and anticipated needs and converted those needs into square feet.
- Made site visits to all the buildings and useable vacant land – 17 sites.
- Examined previous studies and architectural plans – 6 documents.
- Met with the Selectmen and many other related town officials and committees.
- Sought data and lessons from other towns that have completed a similar project.
- Established a number of rejected options.

We request funding to provide comparative cost estimates for the following options.

1. TOWN ADMINISTRATION:

The town administrative functions need 7,000 sq. ft. Currently it has 4,030 sq. ft. (The rejected renovation plan was 9,700 sq. ft.) Options:

- 1. Renovate and expand the current town hall structure, removing the interior staircase, with minimal basement space for mechanical and storage; add enclosed stairs on east; add enclosed stairs, bathrooms and elevator on west; allow for future expansion possibility to west.**
- 2. Build a new two story building on the site behind the current town hall. The design of the building would respect the historic district. When completed, demolish the current town hall. Relocate the playground on site.**
- 3. Build a new one story building on a new site – three possible choices.**
- 4. Build a new two story building on a new site – three possible choices.**

Note: Options 3 & 4 require alternatives for use of the current building. See discussion on pages 16-17.

2. POLICE DEPARTMENT:

The Police Department needs 1900 to 2,200 sq. ft. It currently has 930 sq. ft. (The 1997 Public Safety Building Committee report estimated the Police would need 2,200 sq. ft. within ten years).

- 1. Build a new 1,900 square foot Police Station at the Pubic Safety Building site, taking advantage of shared training, Haz-Mat facilities and emergency communications systems.**
- 2. Build a new 2,200 sq. ft. Police Station west of the Firehouse on Edgartown Road.**

3. LIBRARY:

The current Library has 5,640 sq. ft. Estimated future need is for 10,395 sq. ft. (Prior Library Planning and Feasibility studies indicated 16,000 sq. ft.)

- 1. Expand current facility by 4,755 sq. ft. using current water, septic and parking.**

4. ANIMAL CONTROL, PARKS & RECREATION and GARAGE:

There is a short -term need to move our animal pound functions from the temporary location in Tisbury, and it is currently possible to lease other space. There is a long-term need for a permanent animal shelter. The Highway Department has expressed a need for garage space and the Parks and Recreation Department for storage of equipment. These needs may be best served with a combined approach. The committee needs more time for exploring alternatives, with a possible regional solution for Animal Control.

- 1. Build a new animal shelter—perhaps a regional facility that is shared by several towns.**

5. OTHER TOWN FUNCTIONS

The Committee also evaluated the space needs for the following additional town functions:

- Tri-Town Ambulance
- Emergency Management
- Fire Department
- School
- Council on Aging
- Cemetery

NEXT STEPS

- Receive cost estimates (If the warrant article is approved)
- December 13, 2006 & late January 2007. Hold public meetings to obtain resident feedback on the options—7:00 PM @ Howes House.
- Make preparations to form a building committee.
- Prepare the warrant article requesting appropriation to hire architectural and engineering work to prepare final designs and plans for the first project.
- Prepare the warrant article for an oversight committee to carry out the program of long term planning for all town functions, working with the Capital Improvements Committee and the debt service plan.